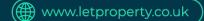


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Hogganfield Street, Glasgow, G33

218476407









## **Property Description**

Our latest listing is in Hogganfield Street, Glasgow, G33

Get instant cash flow of £672 per calendar month with a 9.5% Gross Yield for investors.

This property has a potential to rent for £915 which would provide the investor a Gross Yield of 12.9% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...







Hogganfield Street, Glasgow, G33



2 bedroom

1 bathroom

**Spacious Lounge** 

Large Kitchen

Factor Fees: £0

**Ground Rent: Freehold** 

**Lease Length: Freehold** 

**Current Rent: £672** 

Market Rent: £915

218476407

# Lounge









# Kitchen









## **Bedrooms**









# Bathroom









# **Exterior**









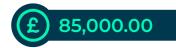
## **Initial Outlay**





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **PROPERTY VALUATION**



25% Deposit **£21,250.00** 

Stamp Duty ADS @ 8% **£6,800.00** 

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £29,050.00

## **Projected Investment Return**





Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £672 per calendar month but the potential market rent is

	1	
Returns Based on Rental Income	£672	£915
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£67.20	£91.50
Total Monthly Costs	£347.83	£372.13
Monthly Net Income	£324.18	£542.88
Annual Net Income	£3,890.10	£6,514.50
Net Return	13.39%	22.43%

## Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

Annual Net Income

£4,684.50

**Adjusted To** 

Net Return

16.13%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£5,239.50

Adjusted To

Net Return

18.04%

## Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £85,000.



£85,000



£84,500

#### 2 bedroom flat for sale

Hogganfield Street, Glasgow, G33

#### **CURRENTLY ADVERTISED**

Marketed from 13 Aug 2025 by MOV8 Real Estate, Scotland Head Office

#### 2 bedroom flat for sale

Hogganfield Street, Glasgow, G33

#### NO LONGER ADVERTISED

Marketed from 15 May 2025 to 24 Jul 2025 (69 days) by We Sell Rented Property, Glasgow

+ Add to report

+ Add to report

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm



12 Lochview Gate

NO LONGER ADVERTISED

Marketed from 14 Jun 2023 to 1 Aug 2023 (48 days) by Gallus Sales & Lettings, Glasgow

Marketed from 14 Ju

2 bedroom flat

Riddrie, Glasgow, G33

NO LONGER ADVERTISED

Marketed from 15 Oct 2023 to 22 Oct 2023 (7 days) by OpenRent, London

£900 pcm

+ Add to report

LET AGREED

+ Add to report

#### **Current Tenant Profile**



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: Yes



Current term of tenancy: 3 years+



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





# Interested in this property investment?

Call us on **0141 478 0985** 

Hogganfield Street, Glasgow, G33



Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.